

* * * * *

Photographs submitted at the hearing as well as the site plan show that the property is

improved with a one story brick and block building known as 2100 Gwynn Oak Avenue. Mr. Larson testified that at one time the building was used as a Subway Sandwich Shop and that the building has also been used as a Royal Farm Store. However, the building is presently vacant and has been so for some time.

The existing building is approximately 2,575 sq. ft. in area. The Petitioner proposes making substantial improvements to the structure. Specifically, he proposes adding a second floor which will double the area of the building to 5,150 sq. ft. As to the potential use of the building, Mr. Iwuoha has entered into negotiations with a tenant to operate a Tuxedo/Formal Wear Shop on the first floor. The second floor of the building will be used for Mr. Iwuoha's offices. He is in the construction management business and operates that enterprise with a small office staff of approximately 4 employees.

As part of the site improvements, the HVAC unit will be located on the roof of the building. This will provide two additional parking spaces to the side of the building adjacent to Gwynn Oak Avenue. When completed, there will be 9 parking spaces provided on site. As shown on the site plan, 22 spaces are required under the Section 409 of the BCZR.

That section of the BCZR also allows the Petitioner to lease offsite parking spaces at a location not more than 500 ft. from the subject property, in order to cure a deficient parking arrangement. In this regard, the Petitioner submitted at the hearing a copy of the lease (Petitioner's Exhibit No. 3), indicating that he had made arrangements to lease 10 parking spaces from the private parking lot which is located caddy corner from the subject site, across Windsor Mill Road. Photographs of that lot were submitted as well as a schematic plan (Petitioner's Exhibit No. 4) which shows that the spaces are approximately 145 ft. from the subject property.

In addition to the testimony and evidence described above, the Petitioner offered a series of signed Petitions from neighbors and businesses supporting the request. Those Petitions generally indicate that most of the surrounding business and property owners support an active business on this site, as opposed to the present vacant building. Indeed, the

proposal does represent an opportunity to improve this property, which is located in the heart of the Woodlawn/Security Blvd. Business area. The property, in its present vacant state, has the potential to be a blight on the surrounding area.

Mr. Obrieht offered testimony during the hearing. Although he supports the use of the property, he raised a number of questions and concerns regarding the proposed use. Frankly, some of his suggestions might so limit the use of the property so as to make any business operation thereon untenable. Nonetheless, I am appreciative of Mr. Obrieht's concerns that the use of the property will not over burden the parking which is available in the vicinity.

Based upon the testimony and evidence presented, I am persuaded to grant the Petitions, however, impose certain conditions to alleviate any potential impacts. These restrictions shall be strictly enforced. If the Petitioner fails to comply with the conditions, it is assumed that Mr. Obrieht and/or his association will contact Baltimore County's Bureau of Code Enforcement so that an inspector can visit the property to ensure compliance.

The restrictions/conditions to be entered are:

1. The Petitioner shall redevelop the property only in the manner as shown on the site plan (Petitioner's Exhibit No. 1). The area of the redeveloped building, the 9 parking spaces shown, and the other improvements to the site shall be as shown on Petitioner's Exhibit No. 1.
2. The Petitioner shall continue, for so long as the building is occupied, to lease 10 off street spaces. This requirement may be modified through another public hearing in the event future circumstances warrant such a change. However, in order to ensure that there will be no congestion in the area, the Petitioner shall lease the 10 spaces described hereinabove.
3. The use of the building shall be restricted to allow only a retail operation on the first floor and an office use on the second floor. Any change of use shall require approval by this Zoning Commissioner following a public hearing.

ORDER RECEIVED FOR FILING
Date 4/11/99
By M. York

4. During business hours for the use on the first floor, the onsite parking spaces shall be reserved for customers. Employees of the business and in the office shall park across the street, on the leased premises.


Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of April, 1999 that, pursuant to the Petition for Special Hearing, approval of an amended site plan received into evidence as Petitioner's Exhibit No. 1, depicting the subject property and surrounding locale dated January 12, 1999, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.6.A.2 of the Baltimore County Zoning Regulations (BCZR) to permit 9 parking spaces on site, in lieu of the required 22, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired.
2. The Petitioner shall redevelop the property only in the manner as shown on the site plan. The area of the redeveloped building, the 9 parking spaces shown, and the other improvements to the site shall be as shown on Petitioner's Exh. No. 1
3. The Petitioner shall continue, for so long as the building is occupied, to lease 10 off street parking spaces. This requirement may be modified through another public hearing in the event future circumstances warrant such a change. However, in order to ensure that there will be no congestion in the area, the Petitioner shall lease the 10 parking spaces described hereinabove.
4. The use of the building shall be restricted to allow only a retail operation on the first floor and an office use on the second floor. Any change of use shall require approval by this Zoning Commissioner following a public hearing.

5. During business hours for the use on the first floor, the onsite parking spaces shall be reserved for customers. Employees of the business and in the office on the second floor, shall park across the street on the leased premises.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER PRESENTED FOR FILING
Date 4/19/99
By M. Gordon



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 16, 1999

Howard L. Alderman, Jr., Esquire
Levin and Gann
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing and Variance
Case No. 99-287-SPHA
Nnamdi Iwuoha, Petitioner

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variance have been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy:
Mr. Nnamdi Iwuoha
6502 Kriel Street
Baltimore, Maryland 21207-4203
Mr. Bill Obrecht
C/o Woodlawn Village Business and Prof. Assoc.
2137 Gwynn Oak Avenue
Baltimore, Maryland 21207

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on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2100 Gwynn Oak Avenue
which is presently zoned BL-AS

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve *an amended* Site Plan as provided dated 1/12/99.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

DNA/
Name - Type or Print
DNA
Signature
DNA
Address Telephone No.
DNA
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

Nnamdi Iwuoha
Name - Type or Print
Signature
Name - Type or Print
Signature
6502 Kriel Street 410- 298-1171
Address Telephone No.
Baltimore MD 21207-4203
City State Zip Code

Representative to be Contacted:

Spellman, Larson & Associates, Inc.
Joseph L. Larson
Name
105 W. Chesapeake Avenue 823-3535
Address Telephone No.
Towson MD 21204
City State Zip Code

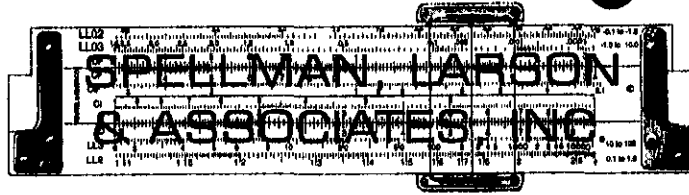
OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 99-287-SPA

Reviewed By Bk Date 1/28/99



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

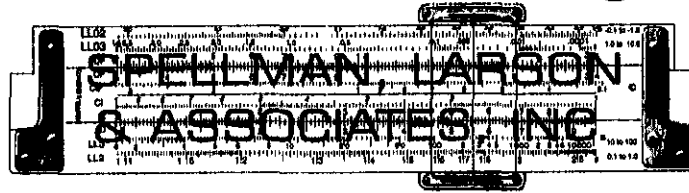
SUITE 406 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / (410) 823-3539
FAX (410) 825-5215

DESCRIPTION FOR A ZONING PETITION
2100 GWYNN OAK AVENUE
SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the northwest side of Gwynn Oak Avenue, 40 feet wide, at the end of a cut off connecting the northwest side of Gwynn Oak Avenue and the northeast side of Windsor Mill Road, of variable width, said cut off being shown on Baltimore County Department of Public Works Bureau of Land Acquisitions Plat HRW 63-053-21 said Plat being for a widening of Windsor Mill Road and running thence and binding on the northwest side of Gwynn Oak Avenue north 50 degrees 03 minutes east 44 feet, more or less, thence leaving the northwest side of Gwynn Oak Avenue and running north 36 degrees 09 minutes west 94.31 feet and south 55 degrees 00 minutes west 81 feet, more or less, to the widening line herein referred to running thence and binding on said widening line southeasterly by a curve to the right with a radius of 3472.57 feet the distance of 79.95 feet (the chord of the arc bears south 51 degrees 20 minutes 01 seconds

99-287-SPHA

#287



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

SUITE 406 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / (410) 823-3538
FAX (410) 825-5215

DESCRIPTION FOR A ZONING PETITION
2100 GWYNN OAK AVENUE
SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND.

Page 2

east 79.95 feet) to the cut off herein referred to as shown
on said Plat running thence and binding on said cut off north
86 degrees 48 minutes 30 seconds east 31 feet, more or less,
to the place of beginning.

Containing 0.16 acres of land, more or less.

01/13/99



287

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-287-SPHA
2100 Gwynn Oak Avenue
NE/S Gwynn Oak Avenue and
Windsor Mill Road
2nd Election District
2nd Councilmanic District
Legal Owner(s): Nnamdi
Iwucha

Special Hearing: to approve
an amended site plan dated
1/12/99. Variance: to permit 7
parking spaces in lieu of the
required 22.

Hearing: Tuesday, March 9,
1999 at 11:00 a.m. in Room
407, County Courts Bldg.,
401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

2/283 Feb. 18 C291467

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/18/ 1999

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 2/18/ 1999.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 079076

DATE 4/7/00 ACCOUNT 001-6150

AMOUNT \$ 40.00 (IRF)

RECEIVED FROM: Spelling Lesson

FOR: #00-821

2100 Gwynn Oak Ave

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
4/10/2000 4/07/2000 16:20:25
REG 0002 CASHIER DR. AND DRAWER
DEPT 5 520 ZONING VERIFICATION
RECEIPT # 151465
CR NO. 079076

Rec'd tot 40.00
50.00
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYL.)
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 063700

DATE 1/25/99 ACCOUNT R 001-6150

AMOUNT \$ 500.00

RECEIVED FROM: Avalon Care Home Services

FOR: code 030 - Variance & code 040 - Special Hearing

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item #1287

PAID RECEIPT

PROCESS ACTUAL TIME
1/29/1999 1/28/1999 15:22:21
REG 0006 CASHIER MUEL NEW DRAWER
5 MISCELLANEOUS CASH RECEIPT
RECEIPT # 066025
CR NO. 063700

500.00 CHECK PAY
Baltimore County, Maryland

CASHIER'S VALIDATION

99-287-SPHA

CERTIFICATE OF POSTING

RE: Case No.:

99-287-SPHA

Petitioner/Developer:

IWUOHA, ETA

40 J. LARSON

Date of Hearing/Closing:

3/9/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #2100 GWYNN OAK AVE
@ WINSOR MILL RD

The sign(s) were posted on

2/20/99

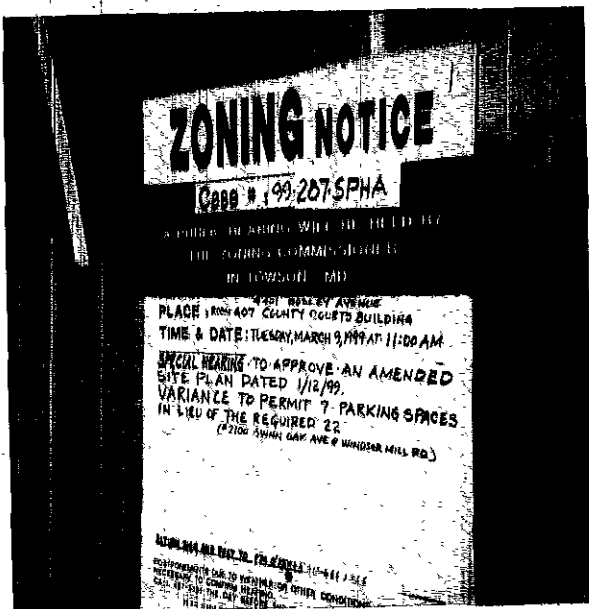
(Month, Day, Year)

Sincerely,

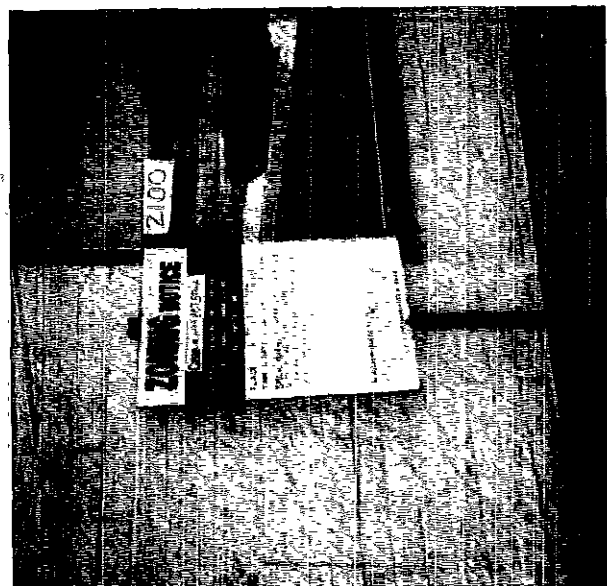
Patrick M. O'Keefe 2/24/99

Patrick M. O'Keefe 2/24/99

(Signature of Sign Poster and Date)



COR. GWYNN OAK AVE. @
WINDSOR MILL ROAD
99-287-SPHA NNAMDI IWUOHA
JOF LARSON H. 3/9/99



99-287-SPHA
2100 GWYNN OAK AVE
#2100

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
2100 Gwynn Oak Avenue, NE/S Gwynn Oak Ave
and Windsor Mill Rd, 2nd Election District,
2nd Councilmanic

Legal Owners: Nnamdi Iwuoha

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-287-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of February, 1999, a copy of the foregoing Entry of Appearance was mailed to Joseph L. Larson, Spellman, Larson & Assoc., Inc., 105 W. Chesapeake Avenue, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 4, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-287-SPHA
2100 Gwynn Oak Avenue
NE/S Gwynn Oak Avenue and Windsor Mill Road
2nd Election District – 2nd Councilmanic District
Legal Owner: Nnamdi Iwuoha

Special Hearing to approve an amended site plan dated 1/12/99. Variance to permit 7 parking spaces in lieu of the required 22.

HEARING: Tuesday, March 9, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Nnamdi Iwuoha
Spellman, Larson & Associates, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 18, 1999.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
February 18, 1999 Issue – Jeffersonian

Please forward billing to:

Nnamdi Iwuoha
6502 Kriel Street
Baltimore, MD 21207-4203

410-298-1171

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-287-SPHA
2100 Gwynn Oak Avenue
NE/S Gwynn Oak Avenue and Windsor Mill Road
2nd Election District – 2nd Councilmanic District
Legal Owner: Nnamdi Iwuoha

Special Hearing to approve an amended site plan dated 1/12/99. Variance to permit 7 parking spaces in lieu of the required 22.

HEARING: Tuesday, March 9, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-287-SPHA

Petitioner: NNAMDI IWUOHA

Address or Location: 2100 GWYNN OAK AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: NNAMDI IWUOHA

Address: 6502 KRIEL ST

BALTIMORE, MD. 21207-4203

Telephone Number: 298-1171

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-287-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to permit seven parking spaces in lieu
of the required twenty-two and to request a Special
Hearing to amend the site plan dated 1/12/99.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 5, 1999

Mr. Joseph L. Larson
Spellman, Larson & Associates, Inc.
105 W. Chesapeake Avenue
Towson, MD 21204

RE: Case No.: 99-287-SPHA
Petitioner: Nnamdi Iwuoha
Location: 2100 Gwynn Oak Avenue


Dear Mr. Larson:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 28, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: February 17, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 16, 1999
 Item No. 287

 The Bureau of Developer's Plans Review has reviewed the subject zoning item. The parking spaces/maneuvering areas and access point do not meet any acceptable standards.

RWB:HJO:jrb

cc: File

ZONE0216.287

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 2/10/99

FROM: R. Bruce Seeley, Project Manager
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: Feb. 8, 99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s: 278
279
280
281
282
283
285
286
287
288
289
98-467 SP HA

Hearing 3/9/99 hro

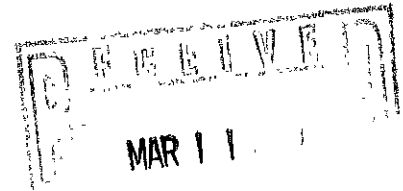
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 1, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning



SUBJECT: 2100 Gwynn Oak Avenue

INFORMATION:

Item Number: 287

Petitioner: Nnamdi Iwhola

Zoning: BL-AS

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

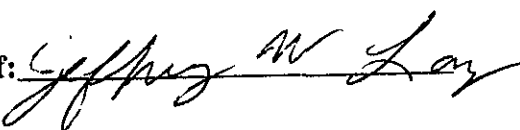
The site is located in a Master Plan designated revitalization area. The petitioner has indicated on the plat to accompany the zoning petition that he has satisfied the on site parking requirements by securing a 5 year lease agreement for 10 off-street parking spaces located on an existing parking lot across Windsor Mill Road.

The Woodlawn Security Business Association has indicated a desire to work with the petitioner to assure that he will use the proposed offsite parking spaces. The Office of Planning will support the requested variance if the petitioner provides:

- A plat designating the leased off-street parking spaces which indicates the distance from 2100 Gwynn Oak Ave.
- A copy of the lease agreement securing the above mentioned off-street parking spaces.
- A letter of support from the Woodlawn/ Security Business Association

The Office of Planning also requests that the zoning commissioner restrict continued use of the second floor of the building if for any reason the petitioner can no longer provide 10 offsite parking spaces.

Section Chief:



AFK/JL:



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: HARRISON LIMITED PTNSP. 280
CLARENCE AND FRANCES WROBLEWSKI 283
NNAMDI IWUOHA 287
MARS STORES, INC. 289

Location: DISTRIBUTION MEETING OF February 8, 1999

Item No.: 280, 283, 287, 289 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2 . 9 . 9 9

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 287

BR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JOSEPH LARSON

105 W. CHESAPEAKE AVE. TOWSON

NAMDI WUDHA

1817 C WHITE HEAD RD ^{WOOD} ~~LAWN~~ 21207

~~BILL OBRIEN~~

~~2137 Gwynn Oak Ave. 21207~~

Howard L Alderman Jr Esq

Levin & Gann PA 305 W Chesapeake Ave
Suite 113, Towson MD 21204



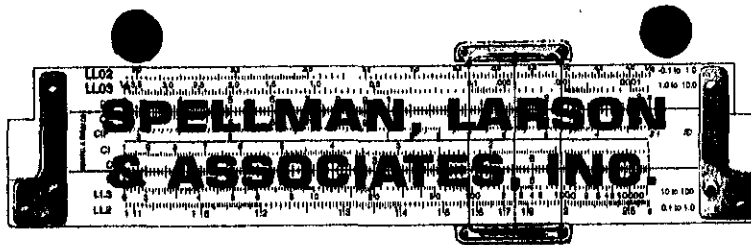


ADDRESS

Bill Obrecht

2137 Gwynn Oak Ave. 21207





ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

April 5, 2000

Mr. Arnold Jablon Director
Department of Permits
& Development Management
Baltimore County

"Hand Delivered"

Re: 2100 Gwynn Oak Avenue
Job No.: 98092

Dear Arnold:

Attached hereto please find our \$40.00 processing fee and two copies of the Site Plan set (2 sheets) for the above-captioned project which accompanies this formal request for a "spirit and intent" approval.

Please be advised that 2100 Gwynn Oak Avenue was the subject of a recent Zoning Petition for Special Hearing and also a Zoning Petition for Variance in conjunction with proposed improvements that the owner was contemplating for the subject property.

Although both Petitions were granted, the Variance was conditioned on the fact that the owner would be required to lease 10 off street parking spaces and would restrict use of the building to retail use on the first floor and office use on the second floor.

At this time the owner is intending to convert the second floor to retail use which will require additional parking to support this effort.

The attached Plans clearly show and document the fact that the owner has been successful in leasing additional parking to support the 2nd floor retail use.

4/6/00
WCR
To: Tom
4/7/00
WCR
B. Cashner

00-821

Mr. Arnold Jablon, Director
2100 Gwynn Oak Avenue
Job No.: 98092

SPELLMAN, LARSON & ASSOC.
April 5, 2000
Page Two

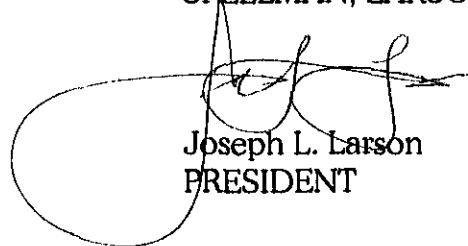
We are formally requesting herein that you approve this Site Plan revision as being within the spirit and intent of the Zoning Regulations to allow him to move forward with the retail occupancy of the building.

Also attached hereto please find a copy of Commissioner Schmidt's Order which is identified as Case No. 99-287-SPHA.

Should you have any questions or wish to discuss this matter in any further detail please feel free to contact me at any time.

Very truly yours,

SPELLMAN, LARSON & ASSOC.



Joseph L. Larson
PRESIDENT

JLL/bar
Enclosures

CC: Mr. Nnamdi Iwuoha

2137 Gwynn Oak Avenue
Baltimore, Md. 21207

April 14, 1999

Mr. Lawrence Schmidt, Zoning Commissioner
Towson, Md. 21204

Fax: 410-887-3468

Dear Mr. Schmidt,

I am concerned that the building being constructed at 2100 Gwynn Oak Avenue may be larger than the information presented at the Petition for Variance Hearing on March 9, 1999 - Case #99-287-SPHA. I think that the evidence presented at the hearing was that the building was to be 5150 square feet and that the wall that parallels Gwynn Oak Avenue nearest to the street was to be about 30½ feet long. It appears that the wall being constructed is over 35 feet long which might give a total square footage of over 5800 square feet.


My reasons for asking that the size of the building be rechecked are:

1. A belief that the zoning rules and regulations should be followed,
2. The extra space would require more parking spaces and could cause additional parking problems in Woodlawn Village and
3. The parking area in front of the building appears to have been reduced by extending the building and this could pose a safety hazard. Cars maneuvering to pull in and leave the head-in parking spaces could pose a hazard to pedestrians using the sidewalk area in front of the building on Windsor Mill Road.

I called this information into Code Enforcement Division earlier in the week right after I saw the wall being constructed. If corrections were necessary I thought that the sooner action was taken the better. However to insure the accuracy of my concerns, I thought it best to put it in writing.

I would appreciate your taking the time to look into this and I apologize if my information is incorrect. If you desire any further information I can be reached at 410-944-2450 or Fax 410-944-2453.

Sincerely,


William Obrecht



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 11, 2000

Mr. Joe Larson
Spellman, Larson & Associates
105 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Larson:

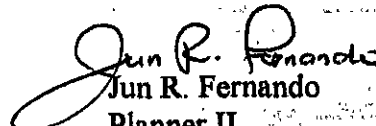
RE: Zoning Verification, Spirit and Intent, Case #99-287-SPHA, 2100 Gwynn Oak Avenue, 2nd Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined.

The property known as 2100 Gwynn Oak Avenue was the subject of hearing case #99-287-SPHA___ which included several restrictions. Restricted #4 specifically mentioned that any changes of use shall require approval by the Zoning Commissioner. Therefore, petition for Special Hearing is required to amend the previously approved hearing case #99-287-SPHA.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


Jun R. Fernando
Planner II
Zoning Review

JRF:kew



Woodlawn Village

BUSINESS AND PROFESSIONAL ASSOCIATION

2137 Gwynn Oak Avenue
Baltimore, Md. 21207

NEXT MEETING - Tuesday, March 24

1:30 p.m. to 2:30 p.m.

at the China WOK (the buffet is great)

AGENDA

1. Let's support the Mayfest on May 2nd. St. Lukes Church is spearheading a community wide Fun Day that will draw people to our Village. Gwynn Oak Avenue is planned for closure from Windsor Mill Road to Monaghan's (their parking lots can be used for visitors to the Mayfest). The Mayfest will be from 10:00 a.m. to 4:00 p.m. Discussion on how the business community can suport the Mayfest.

2. Parking - We need parking for our customers. What more can we do?

3. Village Clean-up. We are paying to have weekly cleanups in the village. Cleanliness helps keep our customers.

4. There have been suggestions that we work more closely with the Security Woodlawn Business Association which currently covers businesses between Security Blvd. and Dogwood Road. What do you think? Should we initiate talks with them?

5. Nomination of officers.

If you have any additions to the agenda, please call Bill Obrieht at 410-944-2450.

1998 Dues - \$40.00

Name of Business _____

Name of owner _____

Address _____

Phone _____

Please send or take your dues to Treasurer Jim Waddy, 2117 Gwynn Oak Ave.

WOODLAWN VILLAGE BUSINESS AND PROFESSIONAL ASSOCIATION
2137 Gwynn Oak Avenue
Baltimore, Md. 21207

1997

NEXT MEETING - Wednesday, Oct. 29
2:00 p.m. at Monaghan's Pub

AGENDA

1. Need for lighting behind the shops on Gwynn Oak Ave. and the large parking lot next to the church (behind the bakery, etc.). We propose that the lights be attached to the utility poles behind the shops.
2. Employee parking on the streets of Woodlawn Village. Parking is essential for business's to survive. Without places for our customers to park, we lose business. Each owner must be sure that they have off-street parking for their employees (and their own car).
3. Village clean-up. This year we have been paying \$1,000 for weekly cleanups in the village. What are your thoughts for next year.
4. Election of officers. Nominations will be made in Feb. 1998 and elections will be held in March, 1998.

If you have any additions to the agenda, please call Bill Obrecht at 410-944-2450.

If you need additional directories, please pick them up at the Calico Cat.

Woodlawn Village

BUSINESS AND PROFESSIONAL ASSOCIATION

NEXT MEETING - Wednesday, January 15, 1997

The Place - Monaghan's Pub

The Time - 2 til 3 p.m.

AGENDA

1. Hal Reid of the Office of Community Conservation will be our guest today. He will bring us up to date on the County's efforts to revitalize the business and residential communities. See the questionnaire on the bottom of the page.

2. Parking - There are 3 large parking lots available for all businesses. These are between Rippel's and the church; across the street from Rippel's, Woodlawn Hardware and the church; and behind Masons and the China Wok. These are privately owned lots but the owners have not objected to general parking on these 3 lots. All other lots belong to specific businesses like the Calico Cat, Monaghan's, Arundel Cleaners, Crockett & Sons, etc. To maintain good relations among us, let's all use our own lots or the 3 large general lots. Let's also encourage our customers to observe the parking limits signs on the streets.

3. I contacted Mrs. Brown of the State Board of Barbers & Cosmetology. She explained that the Board is concerned with the credentials of the people applying for the licenses, but the Board is never involved in where barbers and beauticians locate their shops. So long as a business has the proper zoning, they may locate anywhere.

4. New Business

To show the strength of small businesses, the Commercial Revitalization Advisory Group is obtaining information about the number of employees in small businesses in Baltimore County. Please complete the following, give it to Bill Obrieht at the Calico Cat or phone it to me at 944-2450, and I will forward it to Hal Reid (or give it to him at the meeting).

Name of business _____

Number of Full Time Employeeess _____

Number of Part Time Employees _____

SECURITY WOODLAWN VILLAGE BUSINESS ASSOCIATION
6340 Security Boulevard, 2nd Floor
Baltimore, Maryland 21207

March 4, 1999

Mr. Nnamdi Iwuoha
6502 Kriel Street
Baltimore, Maryland 21207

Dear Mr. Iwuoha,

The Security Woodlawn Village Business Association is surveying the business's in Woodlawn Village in order to determine our position on your request for a variance to permit 7 parking spaces in lieu of the required 22 spaces at 2100 Gwynn Oak Ave. We would appreciate any information regarding your request that may be helpful in our decision.

In talking to some of the businesspeople I have heard no objections to the use of the current building for business local use.

Some of the specific questions about your proposal that I have heard are:

Should there be a parking agreement for 15 spaces instead of 10?

How long is the lease for the 10 spaces?

Who will use the spaces - employees and owners and if customers, how will the customers know about the spaces?

Will the spaces be designated for your use only?

How will the lease for the 10 spaces be enforced?

Who will enforce the lease?

What will be the penalties if there are problems?

We have prepared the attached questionnaire for current businesses. Any comments you have on our survey are welcome. I can be reached at 410-944-2450 or at The Calico Cat at 2137 Gwynn Oak Avenue.

Sincerely,



Bill Obriecht, Vice President

**WOODLAWN VILLAGE BUSINESS AND PROFESSIONAL ASSOCIATION
WORKPLAN FOR 1998-1999**

I. DESCRIPTION OF COMMERCIAL DISTRICT

A. Name of Commercial Area - Woodlawn Village - Woodlawn Revitalization District

B. Provide a general description of the commercial district -

The business district is composed of approximately 60 businesses located within 2 blocks of Windsor Mill Road and Gwynn Oak Avenue. A few adjacent businesses also belong to the association.

C. A formal revitalization plan has been approved.

II. DESCRIPTION OF REPRESENTATIVE ORGANIZATION

A. Name - Woodlawn Village Business and Professional Assn.

B. Type of Organization - Business Assn.

C. Organizational Structure - President, Vice-President and Treasurer

D. Age of Organization - Over 39 years old.

E. Size of Membership - 40 dues paying members

F. Number of staff - all volunteer, 3 officers and committee members

G. Meeting Schedule - 3rd Tuesday of month - 6 times a year.

H. List the organization's active Committees

Woodlawn Beautification Committee - 4

Directory Committee - 2

Parking Committee - 2

I. Attach a copy of the operating budget for the organization for the current year along with sources of funding. - see attached

III. STRATEGIC PLANNING - see attached

IV. REVITALIZATION WORKPLAN - see attached

Date Submitted - August 3, 1998



Submitted by William Obrecht, President

II I. Woodlawn Village Business and Professional Assn. Operating Budget - 1998

Income - Dues \$40.00 per year per business	\$1,600
Expenditures	
Woodlawn Village Clean-up - Weekly pickup of trash	\$1,000
Woodlawn Village Directory	350
Woodlawn Beautification	150
Miscellaneous	100
Total Expenses	\$1,600

The only source of funds is from dues. 40 members paid \$40.00 each

III. STRATEGIC PLANNING

1. To increase Woodlawn Village's reputation as a safe, convenient and enjoyable place to shop.
2. To provide a marketing program financed by all the businesses to attract customers to Woodlawn Village.
3. To provide a system for the cleanliness of the Village.
4. To strive for voluntary compliance with the parking limits so that convenient parking is available for customers. The business owners and their employees will be discouraged from parking in "prime spots".

The above concerns have been a regular topic of discussion at meetings. Cleanliness has been a particular concern. Part of the problem has been the switch from twice weekly trash pickups to once a week trash pickup and once a week recyclables pickup. The result has been that some trash receptacles have overflowed at times. In addition, two receptacles have been destroyed (Unidentified vehicles hit them) and need replacement.

IV. REVITALIZATION WORKPLAN

1. District Maintenance

The volunteer Beautification Committee which is composed of business and community members maintain the public plantings on a weekly basic during the growing season.

The volunteer committee plants over 24 planters in front of many businesses are planted each Spring, at the expense of the business where the planter is located.

Trash in the area would be reduced if we had more trash receptacles.

Weekly pickup of trash also helps keep the area clean.

2. Marketing

There is a continuous need to attract new customers to the Village to replace customers who die or move away.

The Association prints a Directory of all the member businesses in the Village every two years in order to acquaint customers with the variety and location of the many different businesses in the Village.

3. Physical Improvement

The Association is searching for a method of improving the looks of the Village and at the same time providing a unifying appearance for the Village. Suggestions have included street level ornamental lighting and hanging flower baskets.

4. Business Assistance

There has been some interest on the part of the owner operated businesses in the Village for business assistance.

B. Explain how these objectives fit with the organization's goals over the next 5 years and identify a mechanism for quantifying results.

District maintenance, marketing and physical improvements are all directly related to the first 3 strategic planning objectives.

District Maintenance - Adding more trash cans along with weekly trash pickup in the streets of Woodlawn Village and the large parking lots.

Marketing - Publish 1999 Directory

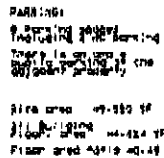
Physical Improvement - To add four trash cans.

ACS

1817 C Whitehead Road, Suite 100
Baltimore MD 21207
Phone: (410) 286-1044
Fax: (410) 277-8537



Scale: $\frac{1}{8}" = 1'-0"$



**Project Management • Construction Management • Environmental Services •
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LEASE AGREEMENT

This lease agreement

Between

B B J. Inc. (Contract Purchasers) of the parking lot at Windsor Mill Road and Gwynn Oak Ave.
6322 Windsor Mill Road Baltimore, Maryland 21207

And

Namdi Iwuoha - Owner of the property located at 2100 Gwynn Oak Ave Baltimore, Md 21207

Made of the 30th of September 1998

Terms of Lease The lease agreement shall be for a period of 5 years beginning
thus 30th day of September, 1998 and ending on Midnight of 30th day of September 2003

1 Only 10 parking spaces will be allotted in this agreement

Rent The yearly rental amount of the parking space (s) shall be \$5,000.00 due at the
beginning of October of each year starting with the year 1998

Maintenance

2 Lessee will strip and clean the leased parking spaces.

Alterations There must not be any alterations made to the parking space (s) by the lessee without
a written consent or approval of the landlord.

Usage: For the parking of automobiles belonging to the lessee, lessee's clients and tenants.

Additional terms and conditions agreed to by both parties.

This lease is effective when the landlord delivers a copy signed by both parties to the lessee and
the \$5,000.00 check clears the Landlord's bank. The parties have signed this agreement in
duplicate the day and year written above.

Witness

Landlord/Lessor BBJ Inc by
James R. Mudgett, President

Witness

Lessee/Tenant
Namdi Iwuoha

SIONS

BY DATE

RENOVATIONS AND ADDITIONS TO
2100 GYWNN OAK AVENUE

March 5, 1999



PETITION

**SUPPORT FOR THE DEVELOPMENT OF 2100 GWYNN OAK AVENUE AND
VARIANCE REQUEST.**

Dear Fellow Business Associates,

As a new business in your area it is my responsibility to keep you updated on the development of the property on 2100 Gwynn Oak Avenue. As you are aware, this property has been vacant for over 5 years. This situation gives the appearance of a floundering business community. Without a doubt the building is in a state of deterioration.

My reason for developing this property is two-fold; I live in the community and would like to contribute to development of the business district. My intention is to use the upper floor to accommodate business offices, which will complement the community without much additional traffic. The lower floor will be used as a Formal Wear rental outlet. Hopefully these businesses will attract customers that will patronize your businesses also, and serve as a tax base for the county.

As you well know adequate parking is everyone's concern. Because of this JLN has taken the initiative to secure ten (10) additional designated parking spaces on the lot of the southeast corner of Windsor Mill Road and Gwynn Oak Ave. These ten (10) spaces will be used in addition to the 7 existing spaces on site and the proposed 2 additional spaces at 2100 Gwynn Oak.

The county has issued me a building permit to proceed as per plans specification.

It is my desire to participate wholeheartedly in the progress of our community and together we will make a better and more meaningful Woodlawn Business Association.

Taking all of these facts into consideration, I do humbly ask for your support for the special hearing Variance request.

Please indicate your support by signing below:

Signature

James R. Mudge

Name of business

Langer

Name

James R. Mudge

Address

6322 Windsor Mill Rd
Bethesda Md. 21207

March 5, 1999

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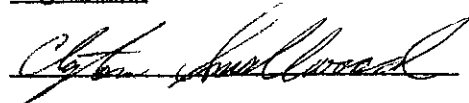
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Please indicate your support by signing below:

Signature



Name of business

A.W. Barker Shop

Name

Clayton Smallwood

Address

2104 Gwynn Oak Ave.

March 5, 1999

PETITION

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Taking all of these facts into consideration, I do humbly ask for your support for the special hearing Variance request.

Please indicate your support by signing below:

Signature

Mischelle Sabb

Name

Mischelle Sabb

Name of business

Arundel Cleaners

Address

6405 Windsor Mill
Woodlawn, Md. 21207

March 5, 1999

PETITION

**SUPPORT FOR THE DEVELOPMENT OF 2100 GWYNN OAK AVENUE AND
VARIANCE REQUEST.**

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Taking all of these facts into consideration, I do humbly ask for your support for the special hearing Variance request.

Please indicate your support by signing below:

Signature

Alfred S. Gray

Name of business

Carson & Gray

Name

ALFRED S. GRAY

Address

2108 Gwynn Oak Ave.
BALTO MD 21208

March 5, 1999

PETITION

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Please indicate your support by signing below:

Signature

Andrew White

Name

ANDREW WHITE

Name of business

A W BARRER SHOP
ON BEH

Address

2104 Gwynn Oak Ave
Baltimore MD 21207

March 5, 1999

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Please indicate your support by signing below:

Signature

Roosevelt L. Hobbs, MASTER
BARBER

Name of business

A.W. BARBER SHOP
MANAGER

Name

ROOSEVELT L. HOBBS

Address

2104 Gwynn Oak Ave.
BALTO. 21207

March 5, 1999

PETITION

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Please indicate your support by signing below:

Signature

Cathy Rideaux

Name of business

Peace & Blessings Florist

Name

Cathy Rideaux

Address

*2109 1/2 Gwynn Oak Ave
Baltimore, MD 21207
410-944-1500*

March 5, 1999

PETITION

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Taking all of these facts into consideration, I do humbly ask for your support for the special hearing Variance request.

Please indicate your support by signing below:

Signature

Milton R. Seiler Jr.

Name

MILTON R. SEILER JR

Name of business

WOODLAWN HEARD

Address

6322 WINDSOR MILL
BALTO. MD. 21207

March 5, 1999

PETITION

**SUPPORT FOR THE DEVELOPMENT OF 2100 GWYNN OAK AVENUE AND
VARIANCE REQUEST.**

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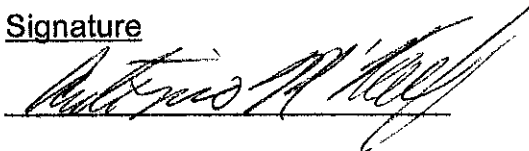
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Taking all of these facts into consideration, I do humbly ask for your support for the special hearing Variance request.

Please indicate your support by signing below:

Signature



Name

Antonio M'Neely

Name of business

STEWART Agency

Address

6327 Windsor
Mill Rd. 21207

March 5, 1999

PETITION

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VARIANCE REQUEST.**

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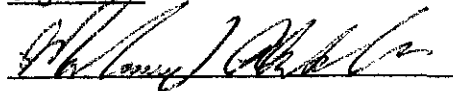
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Taking all of these facts into consideration, I do humbly ask for your support for the special hearing Variance request.

Please indicate your support by signing below:

Signature



Name

Mohammad Abu Khaleir

Name of business

AL AQSA Hotel Motel

Address

915 Gwynn Oak Ave
Belt. MD 21207

March 5, 1999

PETITION

**SUPPORT FOR THE DEVELOPMENT OF 2100 GWYNN OAK AVENUE AND
VARIANCE REQUEST.**

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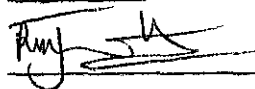
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Please indicate your support by signing below:

Signature



Name of business

A. N. BARBER SHOP

Name

Newton I Adeyelo

Address

515 BRISBANE
ROAD BALTIMORE

March 5, 1999

PETITION

**SUPPORT FOR THE DEVELOPMENT OF 2100 GWYNN OAK AVENUE AND
VARIANCE REQUEST.**

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Please indicate your support by signing below:

Signature

Sam H. Tucker, Jr.

Name

Dell Tucker

Name of business

Hair Studio

Address

2104 A - W Barber Shop
Gwynn Oak Avenue

March 5, 1999

PETITION

**SUPPORT FOR THE DEVELOPMENT OF 2100 GWYNN OAK AVENUE AND
VARIANCE REQUEST.**

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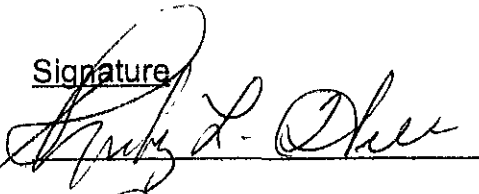
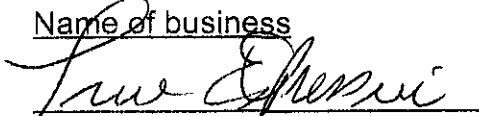
Please indicate your support by signing below:

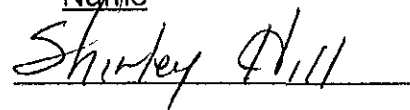
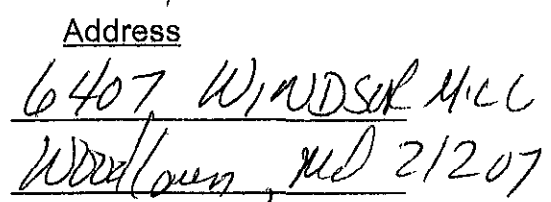
Signature

Name of business

Name

Address

March 5, 1999

PETITION

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Please indicate your support by signing below:

Signature

[Handwritten Signature]

Name of business

KRON'S Deli

Name

HYUNG OHOI

Address

4403 WINDSOR MILL RD.

March 5, 1999

PETITION

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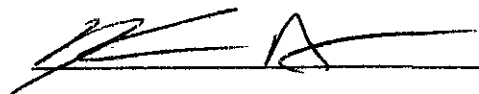
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Please indicate your support by signing below:

Signature



Name

Kasim Nasir

Name of business

Platinum Agency Force

Address

6325 Windsor Mill Rd
Baltimore MD 21207

March 5, 1999

PETITION

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Please indicate your support by signing below:

Curie W. Mason
Signature

Mason's House of Style

Name of business

Name

Curie W. Mason

Address

6325 Windsor Mill Rd

March 5, 1999

PETITION

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Please indicate your support by signing below:

Signature

Yong S. Shaffer

Name of business

Big Bills carryout

Name

Yong S. Shaffer

Address

6401 Windsor mill Rd

March 5, 1999

PETITION

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Please indicate your support by signing below:

Signature

Delores Lashley

Name of business

True Expression

Name

Delores Lashley

Address

6407 Windsor Mill Rd
Bulb. MD 21207

March 5, 1999

PETITION

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Please indicate your support by signing below:

Signature



Name of business

Sybil Chapman

Name

Irby L. Melb

Address

6411-D Windsor Mill Rd
21207

March 5, 1999

PETITION

**SUPPORT FOR THE DEVELOPMENT OF 2100 GWYNN OAK AVENUE AND
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Please indicate your support by signing below:

Signature

Rachel Ozier

Name

RACHEL OZIER

Name of business

Tanya's pizza

Address

6325 WINDSOR MILL RD
BALTIMORE M.D 21207

March 5, 1999

PETITION

**SUPPORT FOR THE DEVELOPMENT OF 2100 GWYNN OAK AVENUE AND
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Please indicate your support by signing below:

Signature

Joseph R. Manns

Name of business

Joe Manns Awards

Name

Joseph R. Manns

Address

2105 1/2 Gwynn Oak Ave
BALTO Md 21207

March 5, 1999

PETITION

**SUPPORT FOR THE DEVELOPMENT OF 2100 GWYNN OAK AVENUE AND
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Please indicate your support by signing below:

Signature

Jerome C. Williams

Name of business

Active Realty

Name

Jerome C. Williams

Address

2117 Gwynn Oak Ave.
Baltimore, Md. 21207

March 5, 1999

PETITION

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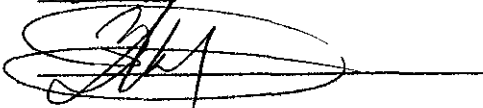
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Please indicate your support by signing below:

Signature



Name of business

China Work

Name

DON WONG

Address

2039 Englewood AVE

John Sheaks
Office CO-08

2-30-27 56 W. 581 85
WALKER LAND CO., INC.
G.L.B. 3070/418

03-8184



RA1001B

DATE: 11/07/2003 STANDARD ASSESSMENT INQUIRY (1)

TIME: 09:19:31

PROPERTY NO. DIST GROUP CLASS OCC. HISTORIC DEL LOAD DATE
 18 00 003989 02 1-1 01-00 N NO 10/27/03
 BALTIMORE COUNTY MD

DESC-1.. 11.722 AC OPEN SPAC

DESC-2.. DEERFIELD ADDITION

12-R---197

PREMISE. 00000 WOODGREEN

CIR

00000-0000

BALTIMORE MD 21204-0000 FORMER OWNER: MONUMENTAL PROPE RTIES INC

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
LAND:	60,760	60,760		FCV	ASSESS	ASSESS
IMPV:	0	0	TOTAL..	60,760	60,760	60,760
TOTL:	60,760	60,760	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0

DATE: 07/00 08/03

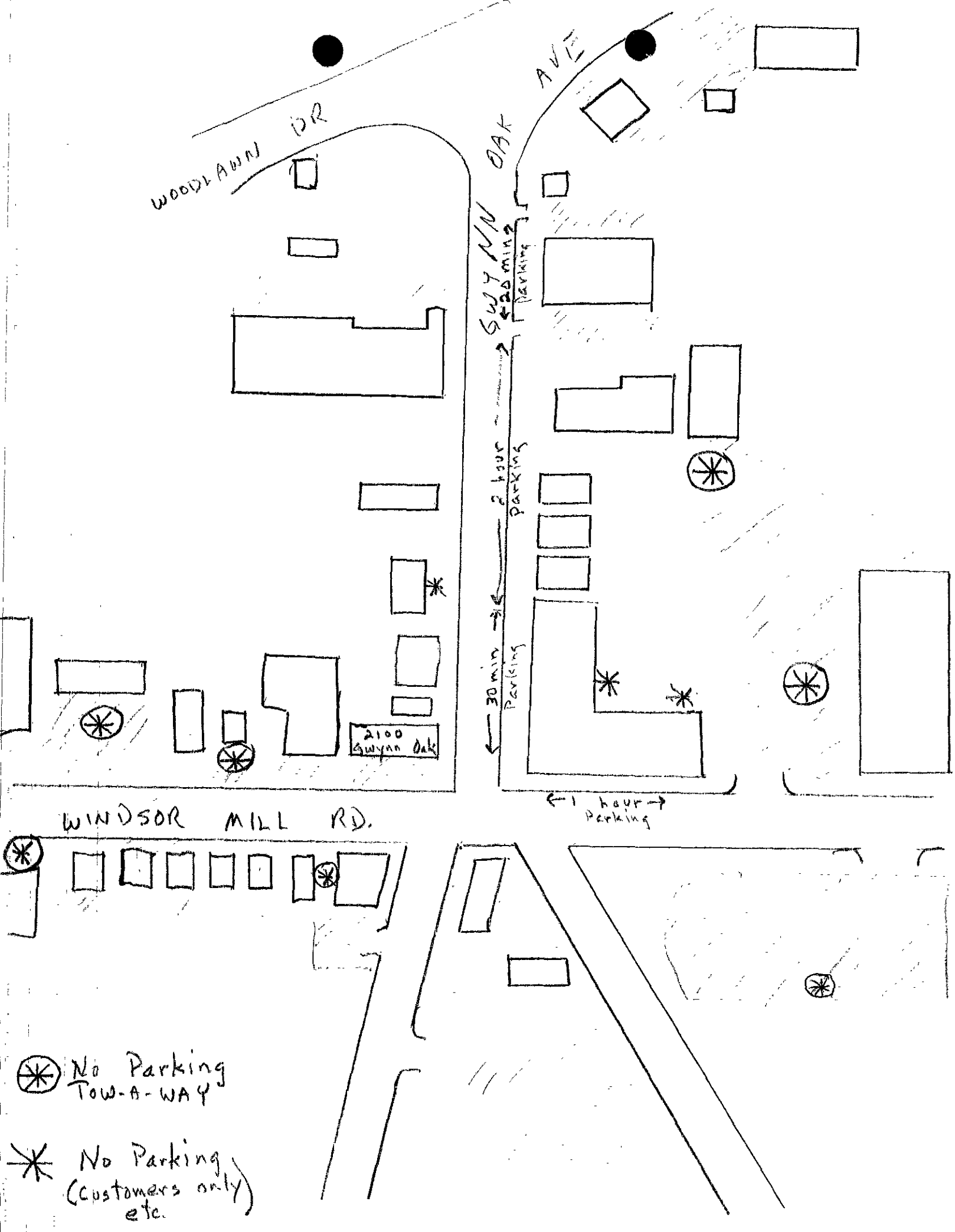
---- TAXABLE BASIS ---- FM DATE

04/05 ASSESS: 0 09/06/03

03/04 ASSESS: 0 06/04/03

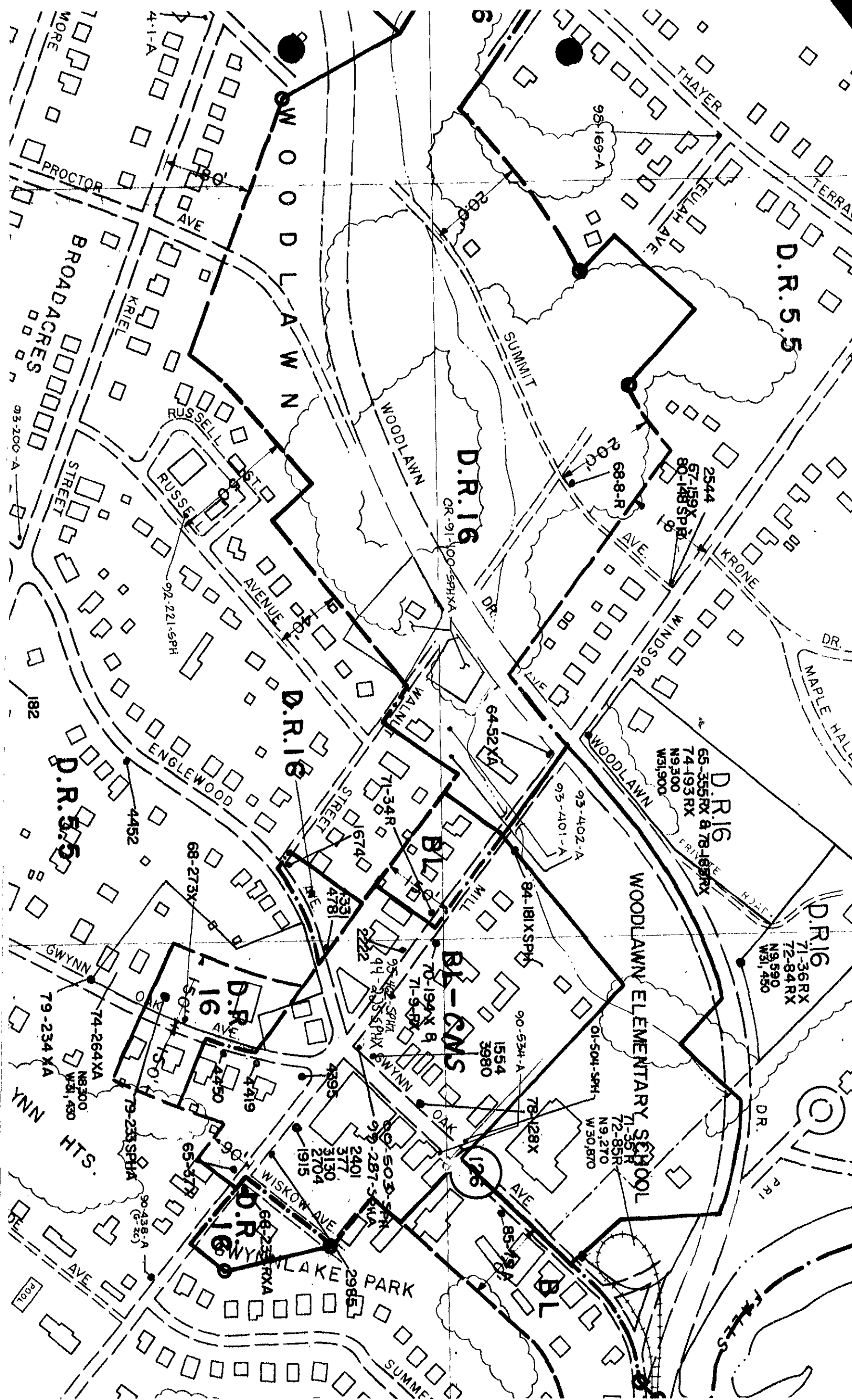
02/03 ASSESS: 0 05/30/02

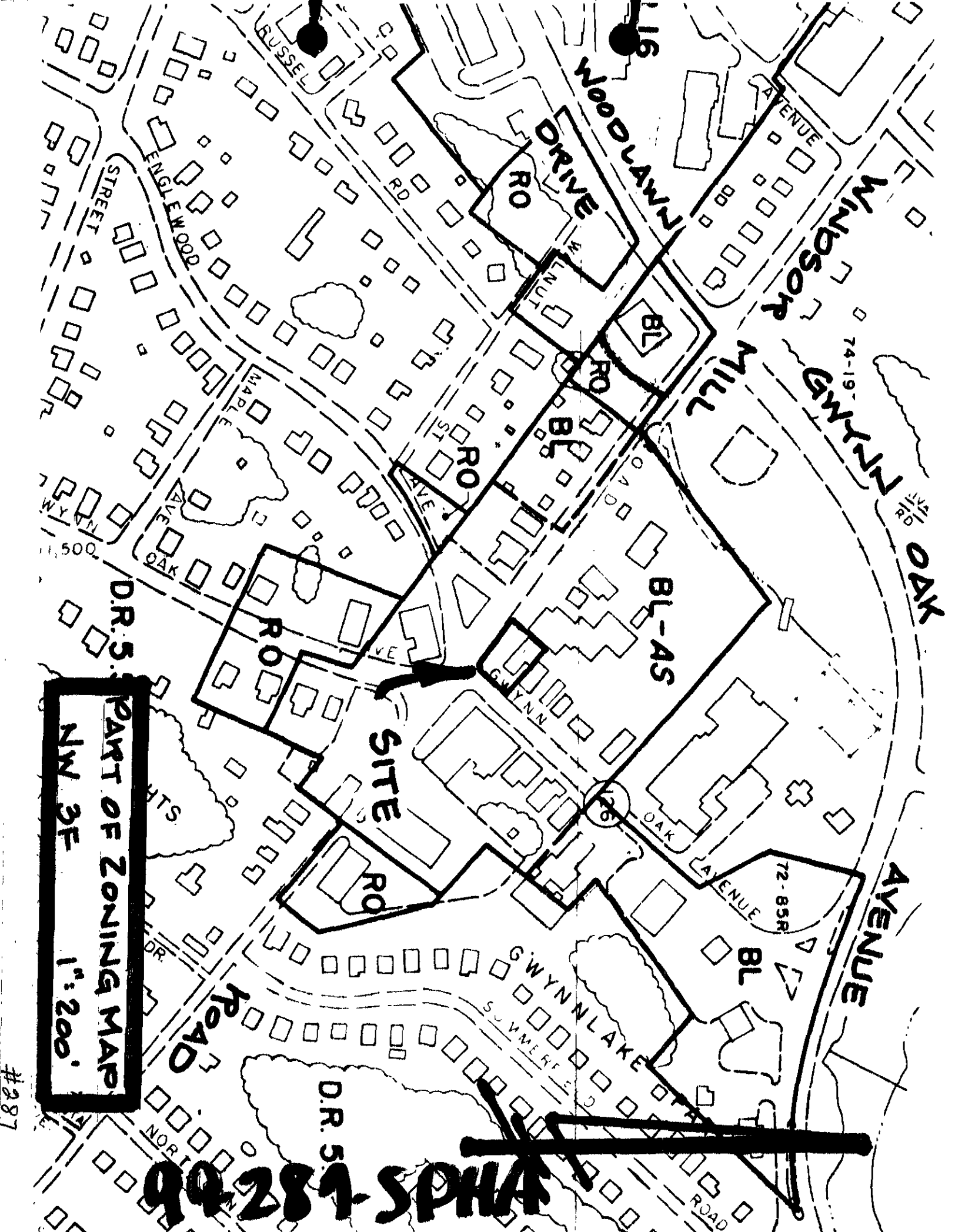
ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF



(*) No Parking
Tow-A-Way

(*) No Parking
(customers only)
etc.





STREET

ENGLEWOOD

RUSSEL

DRIVE

WOODLAWN

AVENUE

WINDSOR

Gwynn Lake

OAK

74-19

BL-AS

RO

BL

72-85R

BL

AVENUE

Gwynn Lake

SITE

RO

RO

DR. 5

PART OF ZONING MAP

NW 3E

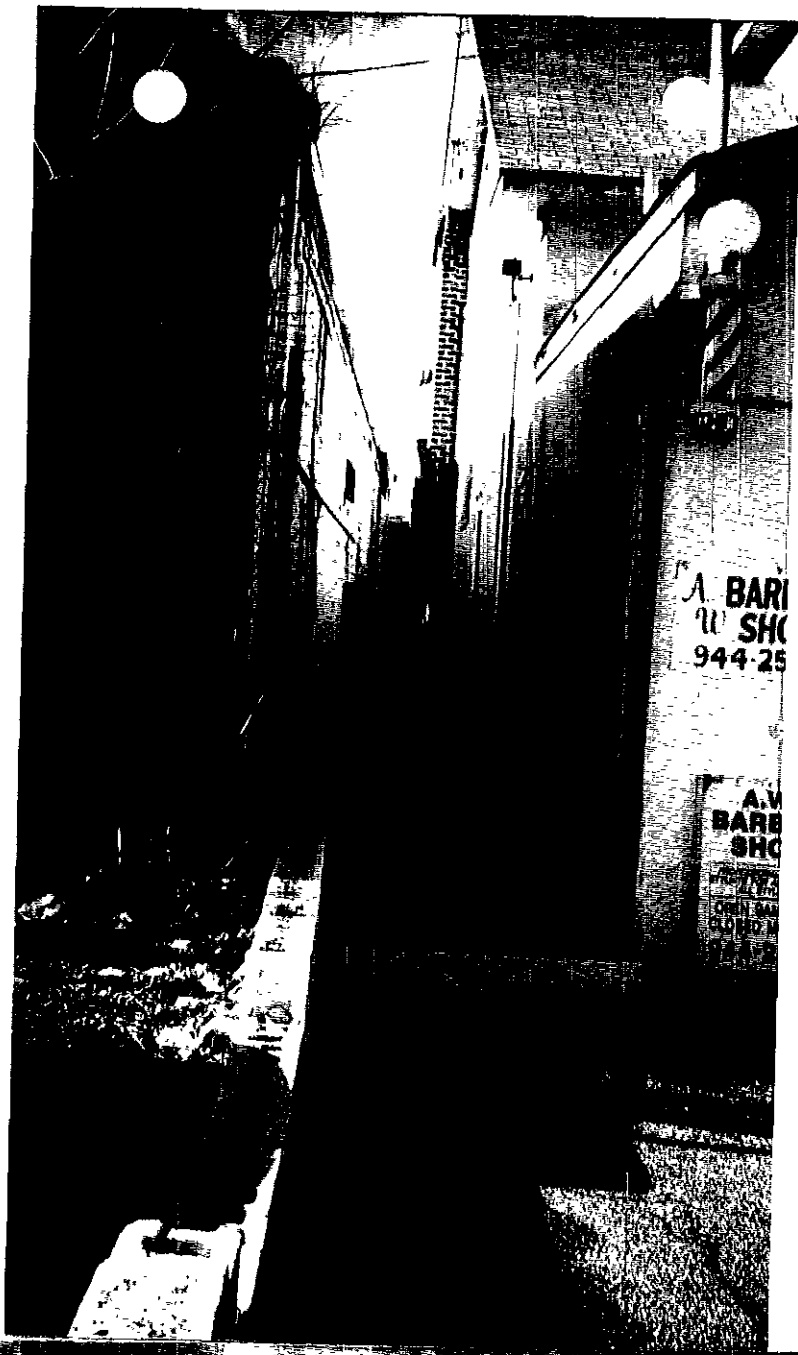
1"=200'

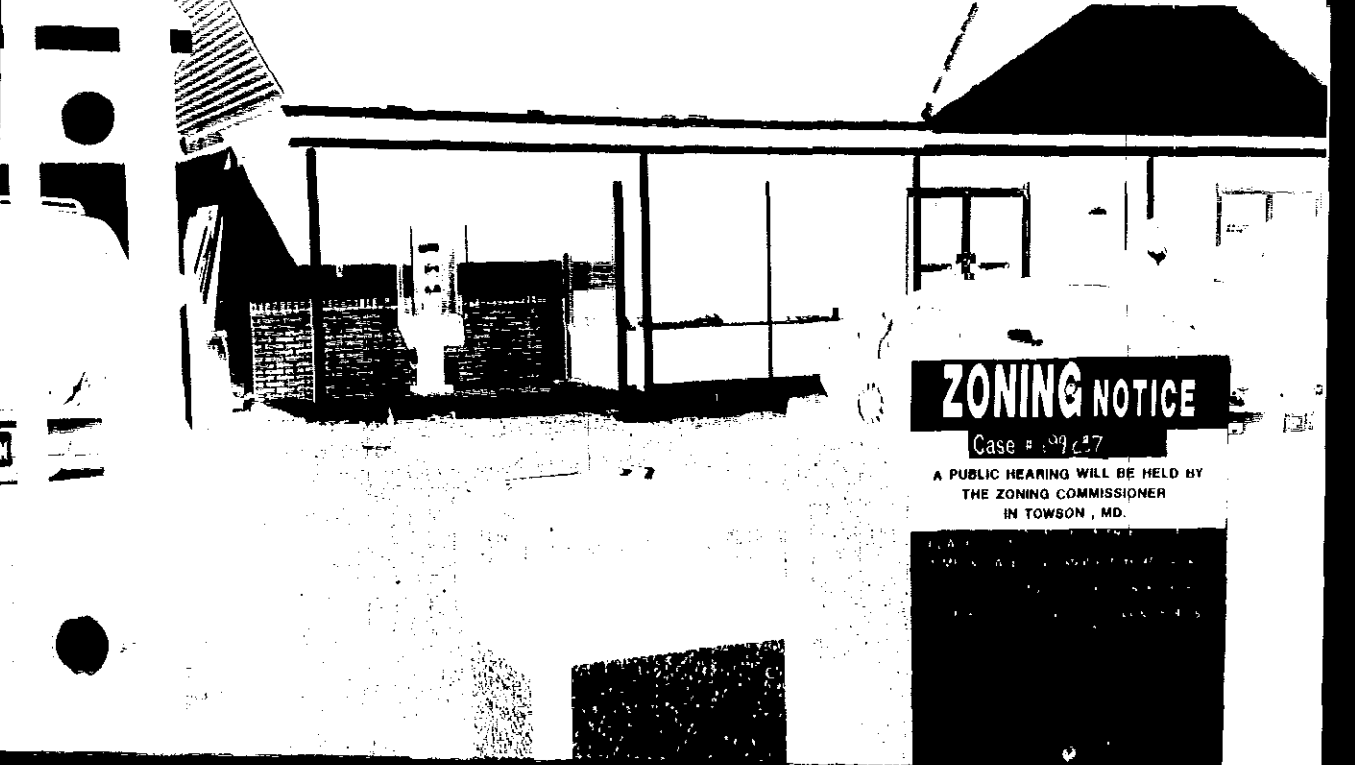
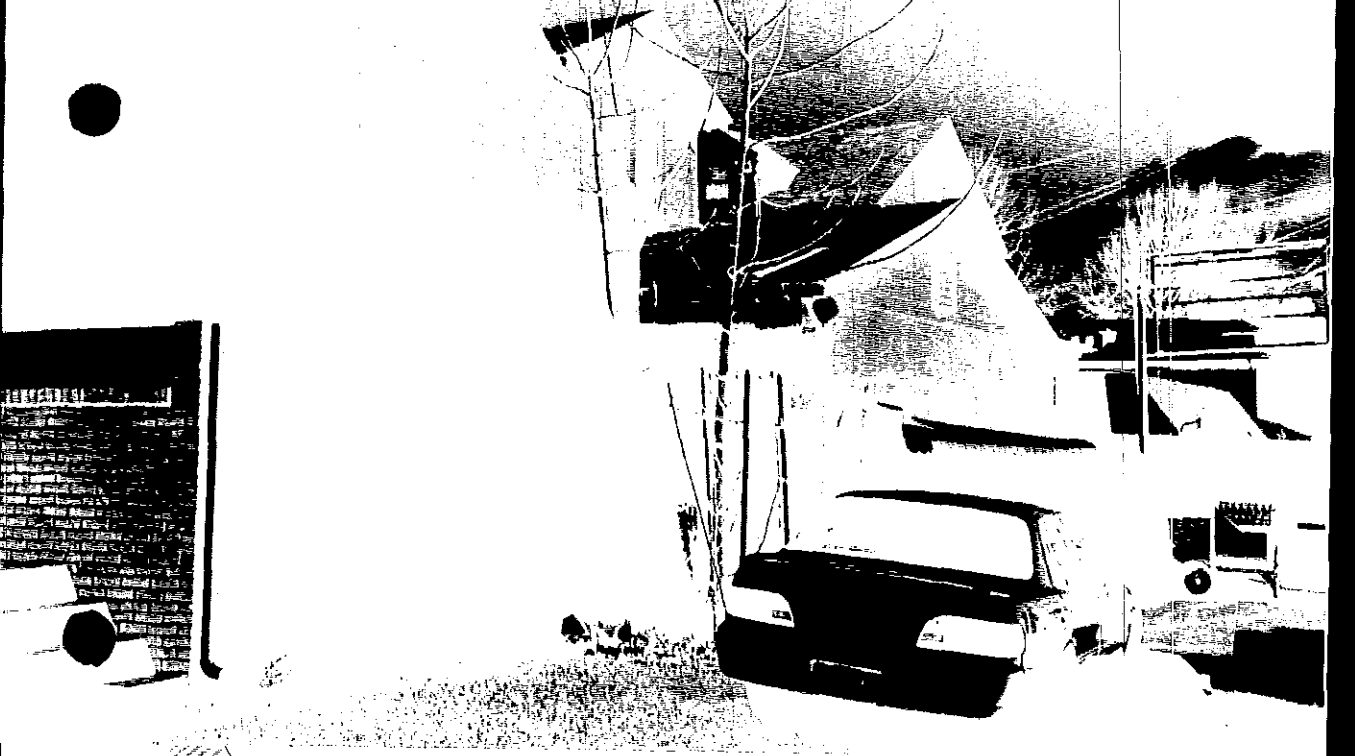
NORTH

DR. 5

SPHA

#287



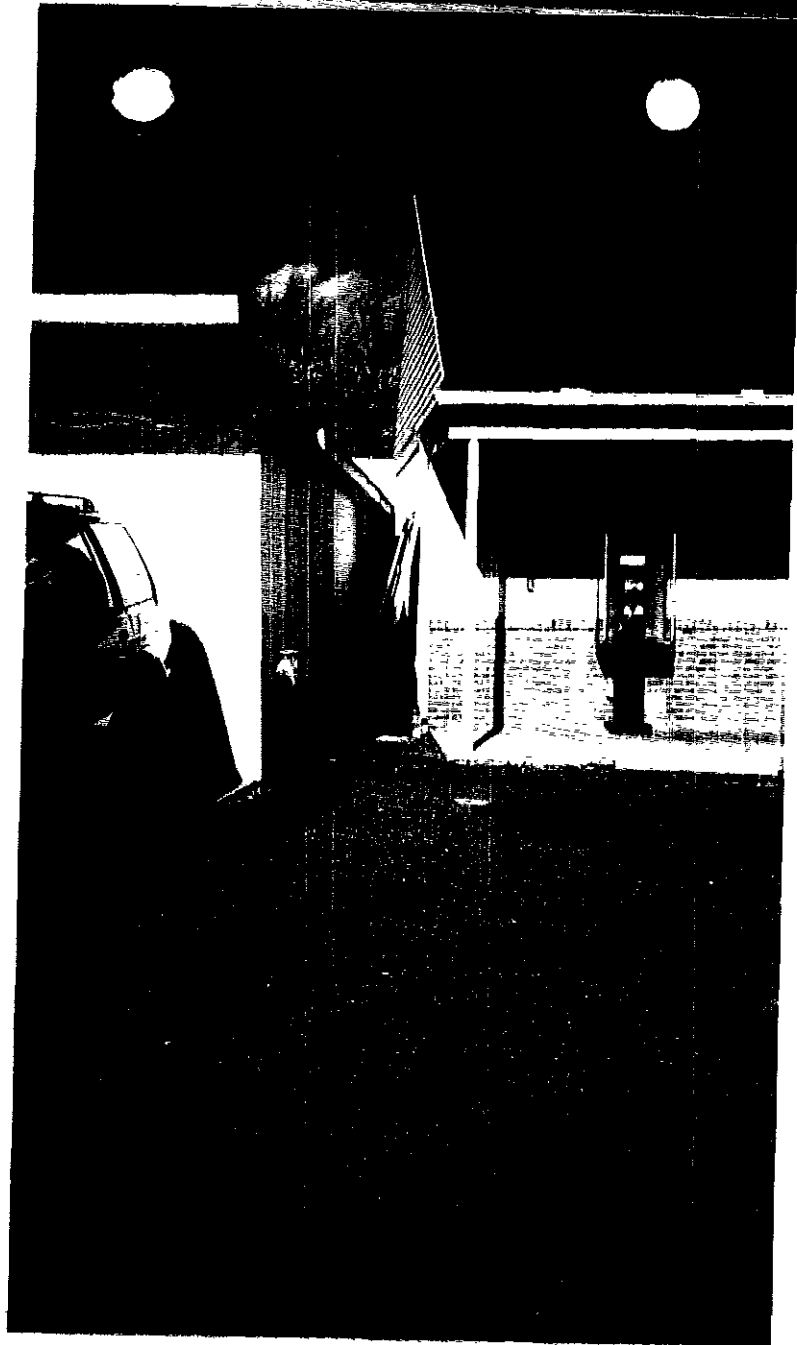


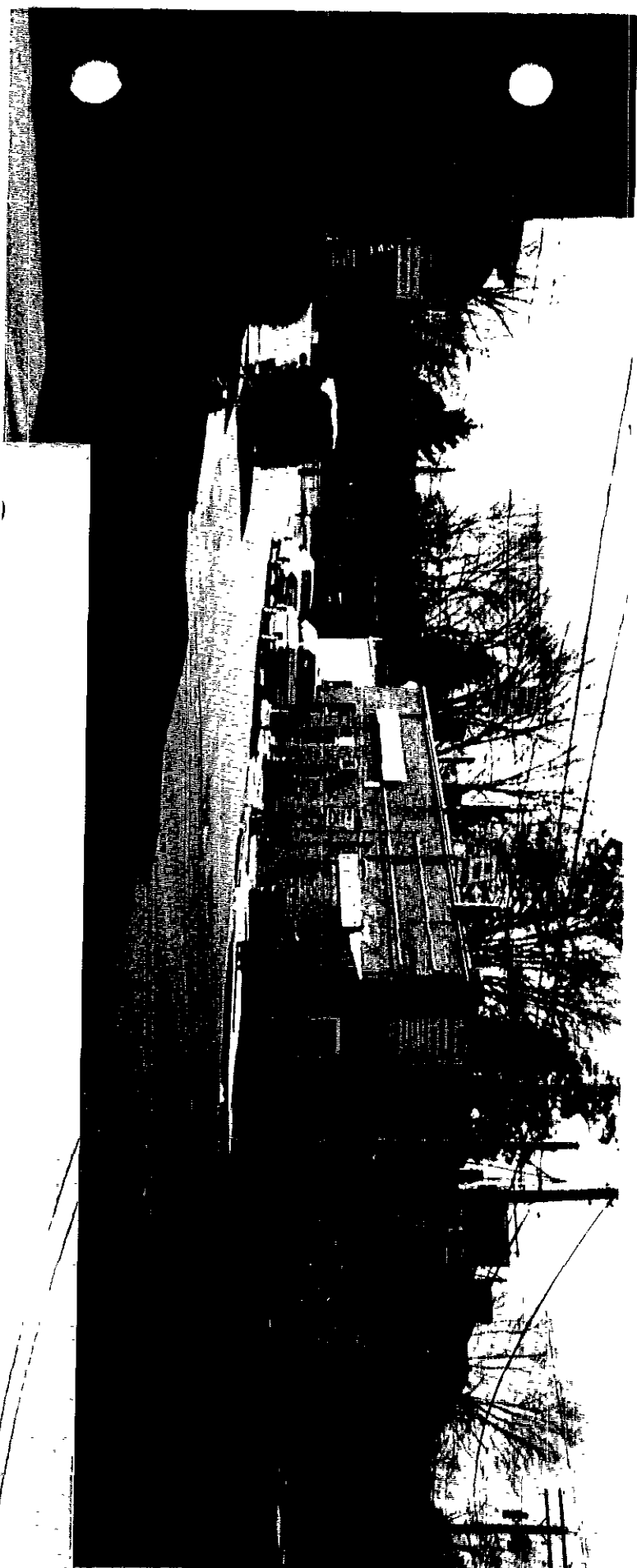
ZONING NOTICE

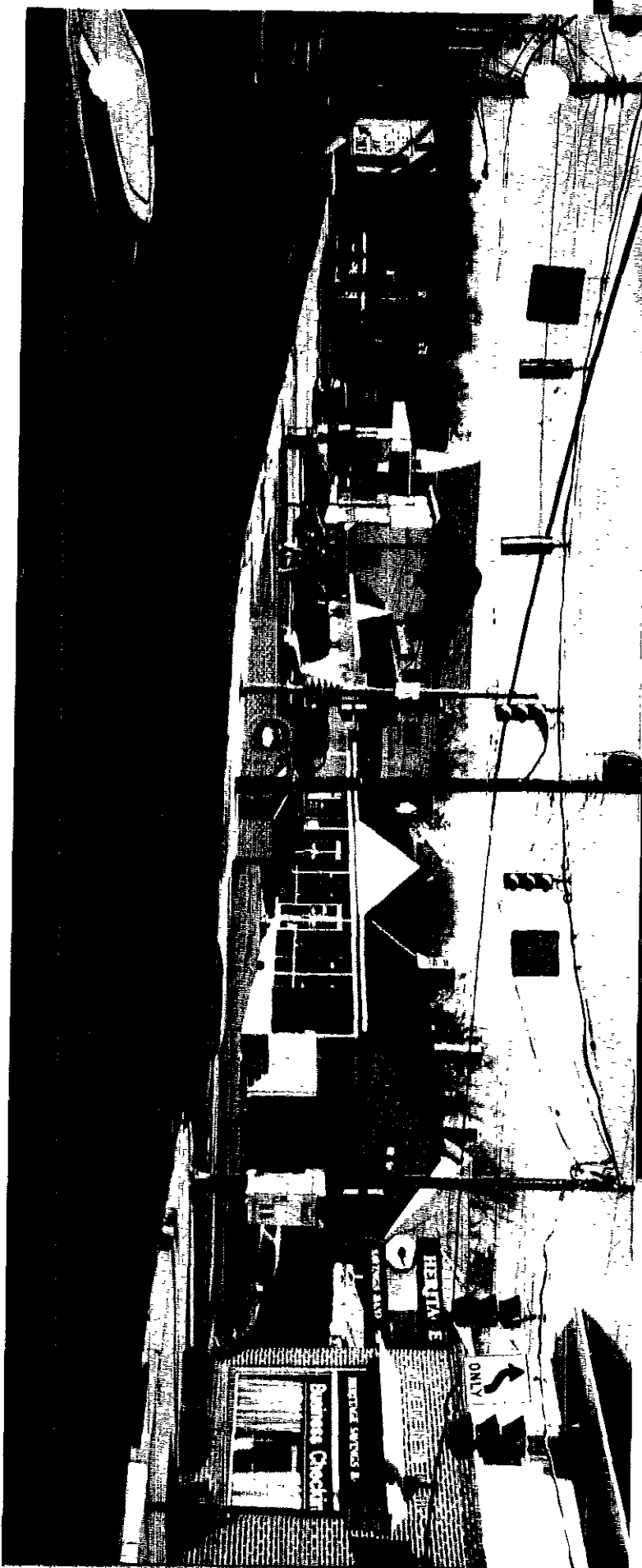
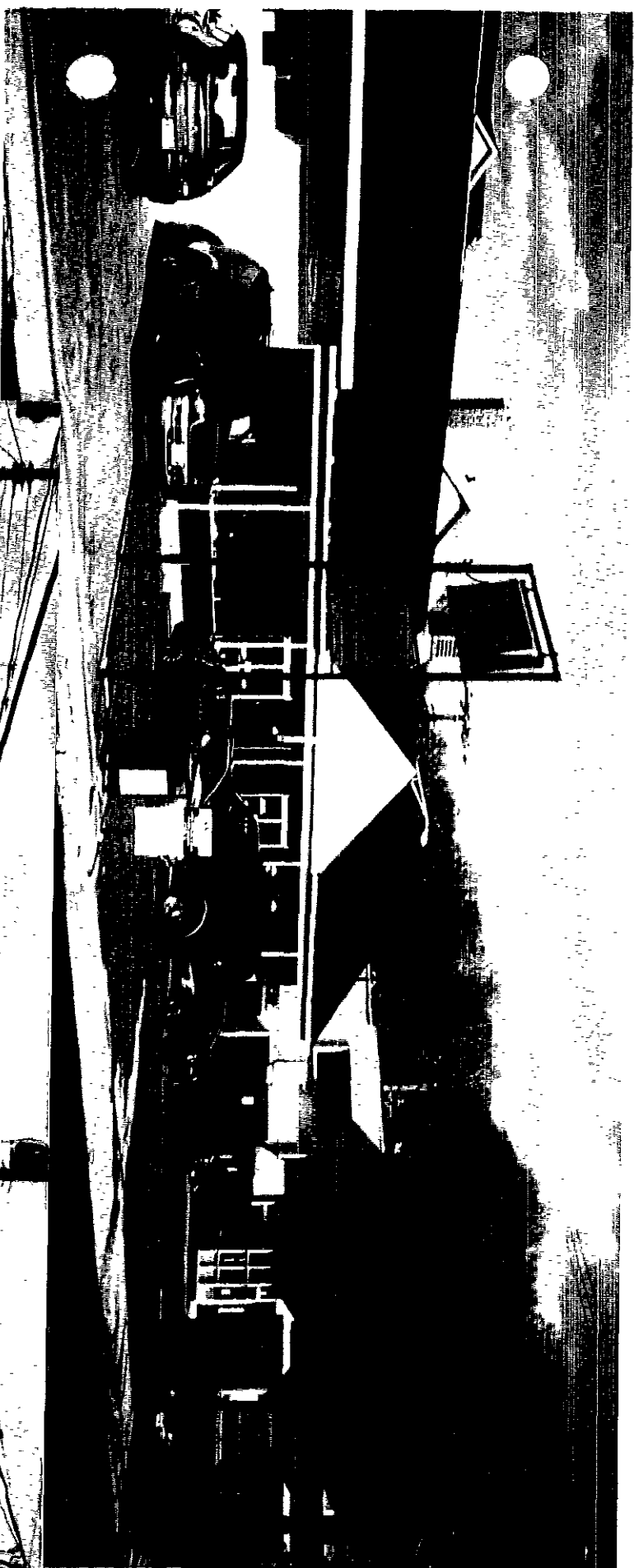
Case # 0927

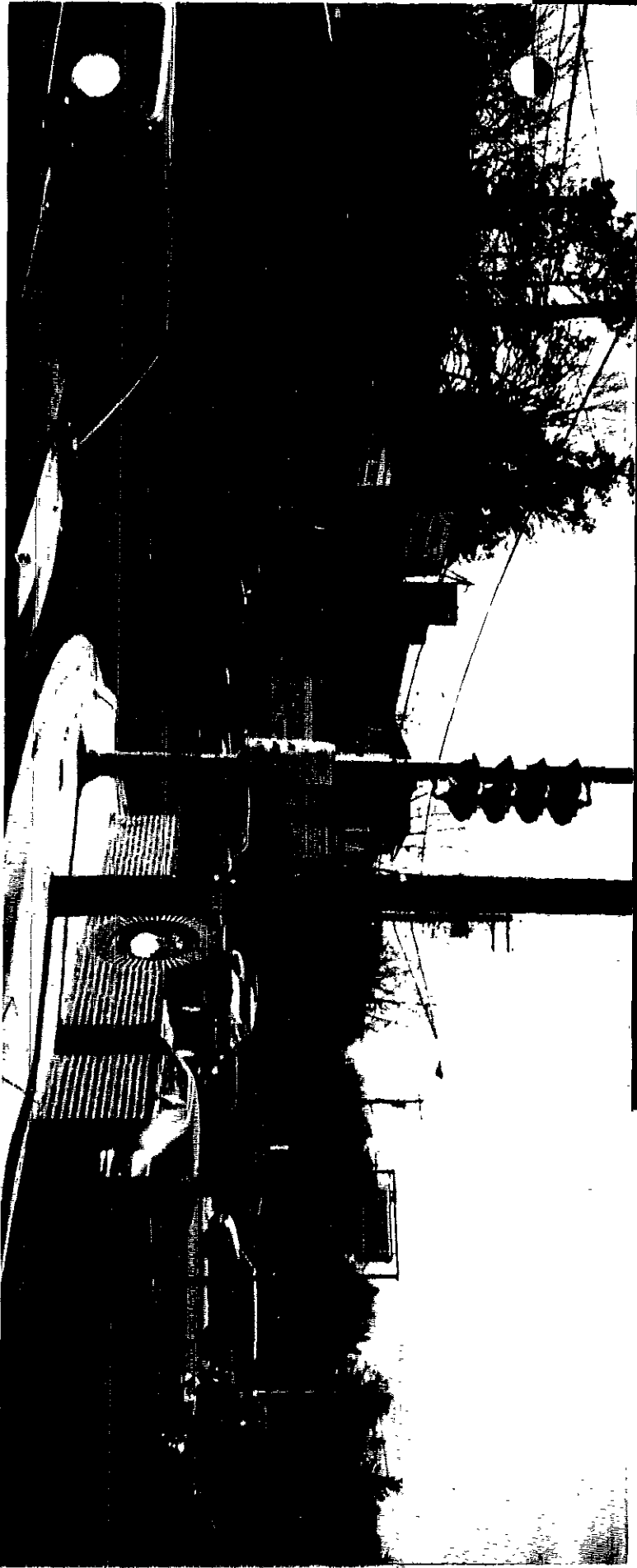
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

DATE: 10/10/09
TIME: 10:00 AM
LOCATION: TOWSON, MD

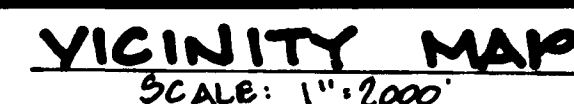












AREA 60705F, 0.16 AC, 21-
DEED REFERENCE 12 648/301
TAX ACCOUNT NO. 10000 1982
COUNCILMANIC DIST. 2
EXIST. ZONING BL-AS
MAP NW 3F
TAX MAP/PARCEL GRID 00/20/210

TOTAL FLOOR AREA = 5,150 SF
SITE AREA = 0.16 ACS.
 $5,150 \text{ SF} \div 0.16 \text{ ACS.} = 0.74$

PROPOSED USE - OFFICE ; RETAIL

TOTAL FLOOR AREA	5,150 SF
1ST FLOOR (RETAIL USE)	2,575 SF
5 SPACES / 1000 SF	
5 X 2,575 =	13 SPACES
2ND FLOOR (OFFICE USE)	2,575 SF
9.3 SPACES / 1000 SF	
3.3 X 2,575 =	9 SPACES
TOTAL SPACES REQUIRED =	22 SPACES
NUMBER OF SPACES PROVIDED =	7 SPACES
PARKING DEFICIT	15 SPACES

THE PARKING DEFICIT OF 10 SPACES TO SUPPORT A TOTAL OFFICE USE IS CURED BY A SIGNED 5-YEAR LEASE FOR 10 OFF STREET PARKING SPACES SITUATED ON AN EXISTING PARKING LOT ACROSS WINDOR MILL ROAD.



**SPELLMAN, LARSON
&
ASSOCIATES, INC.**

PLAT TO ACCOMPANY
ZONING PETITION
2100 GWYNN OAK AVE



BALTIMORE Co., MD

SCALE: 1"=20'	DES. BY:	SHT. 1 OF 1
DATE: 11/21/99	DRN. BY: P.M.J.	

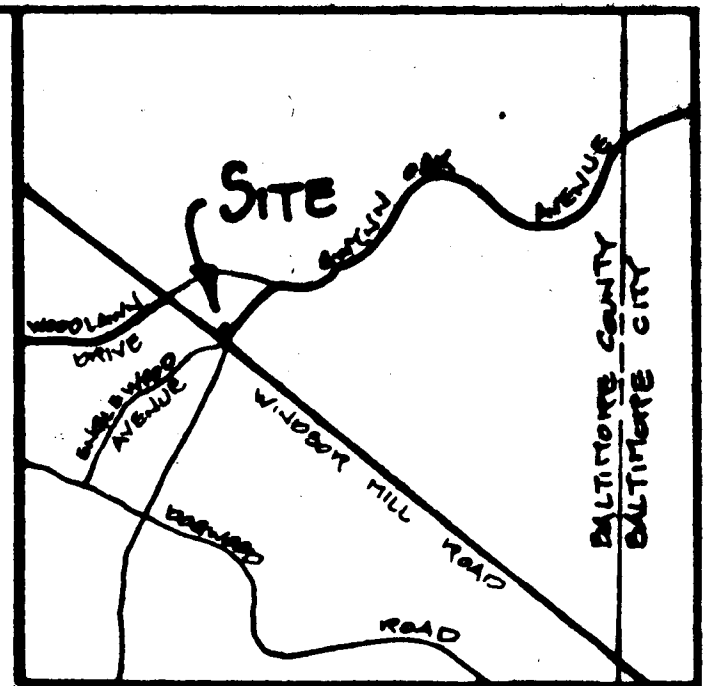
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1. THERE ARE NO PREVIOUS ZONING HEARINGS OR C.R.G. PLANS FOR THE SUBJECT PROPERTY.
2. REFER TO BUILDING PERMIT NUMBERS
 - D. 356370 - INTERIOR ALTERATIONS TO DEMO INTERIOR AND EXISTING ROOF
 - D. 356048 - INTERIOR ALTERATIONS TO CONSTRUCT DRYWALL PARTITIONS ETC. AND TO CONSTRUCT FRONT AND 2ND STORY ADDITIONS (CANCELS UNISSUED D355964)
3. DEVELOPMENT REVIEW COMMITTEE A-7 LIMITED EXEMPTION GRANTED MAY 4, 1998 REFER TO D.R.C. # 0504 DC.
4. THERE ARE NO EXISTING SIGNS ON THE SUBJECT PROPERTY. ANY FUTURE SIGNS WILL COMPLY WITH THE BALTIMORE COUNTY ZONING REGULATIONS.
5. PUBLIC WATER AND SEWER EXIST TO SERVE THE SUBJECT PROPERTY.
6. THIS PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

THIS PLAN WILL ACCOMPANY A ZONING PETITION FOR A PARKING VARIANCE TO ALLOW FOR 7 PARKING SPACES IN LIEU OF THE REQUIRED 22, FURTHER TO ACCOMPANY A ZONING PETITION FOR SPECIAL HEARING TO APPROVE A MODIFIED PARKING PLAN.

NJAMDI INJOLA
6502 KRIEL STREET
BALTIMORE, MARYLAND
21207-4203



VICINITY MAP
SCALE: 1"=200'

SITE DATA

AREA 6070 SF or 0.16 AC±
DEED REFERENCE 12648/501
TAX ACCOUNT No. 100001082
COUNCILMANIC DIST. 2
EXIST. ZONING DL AS
TAX MAP/PARCEL/GRD MAP NW 3F
98/20/210

FLOOR AREA RATIO CALCULATIONS

TOTAL FLOOR AREA 5,150 SF
SITE AREA 0.16 AC±
5,150 SF ÷ 0.16 AC = 0.74

PARKING CALCULATIONS

PROPOSED USE - RETAIL
SPACES REQUIRED
5 SPS PER 1000 SF FLOOR AREA
5 x (5,150/1000) = 26 SPACES
7 PROVIDED ON SITE
22 SPACES LEASED FROM NEIGHBORING PROPERTY, REFER TO LEASE AGREEMENT SHOWN HEREON.
TOTAL PROVIDED PARKING: 29 SPS

PARKING CALCULATION NOTE

The parking calculations as shown hereon are supported, in part, by the current Five Year Parking Lease for parking spaces on the property across Windsor Mill Road as shown on this Site Plan.

In the event that a long term lease is not achievable at this site within the five year period the owner is responsible to take whatever appropriate measures are necessary to accommodate the parking requirements dictated by the Baltimore County Zoning Regulations. These measures can be accomplished by either obtaining a long term lease at another site or obtaining a Parking Variance from the Zoning Regulations by way of a Zoning Hearing before the Zoning Commissioner of Baltimore County.

Should none of these avenues be available to the owner than at the termination of the five year lease the existing building will have to be vacated to such a degree to only occupy that much of the floor area that can be supported by the parking that is existing on site.

[Signature] 12/10/98
OWNER'S CERTIFICATION

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/18/00	REV. PER OWNER'S REQUEST

SPELLMAN, LARSON & ASSOCIATES, INC.

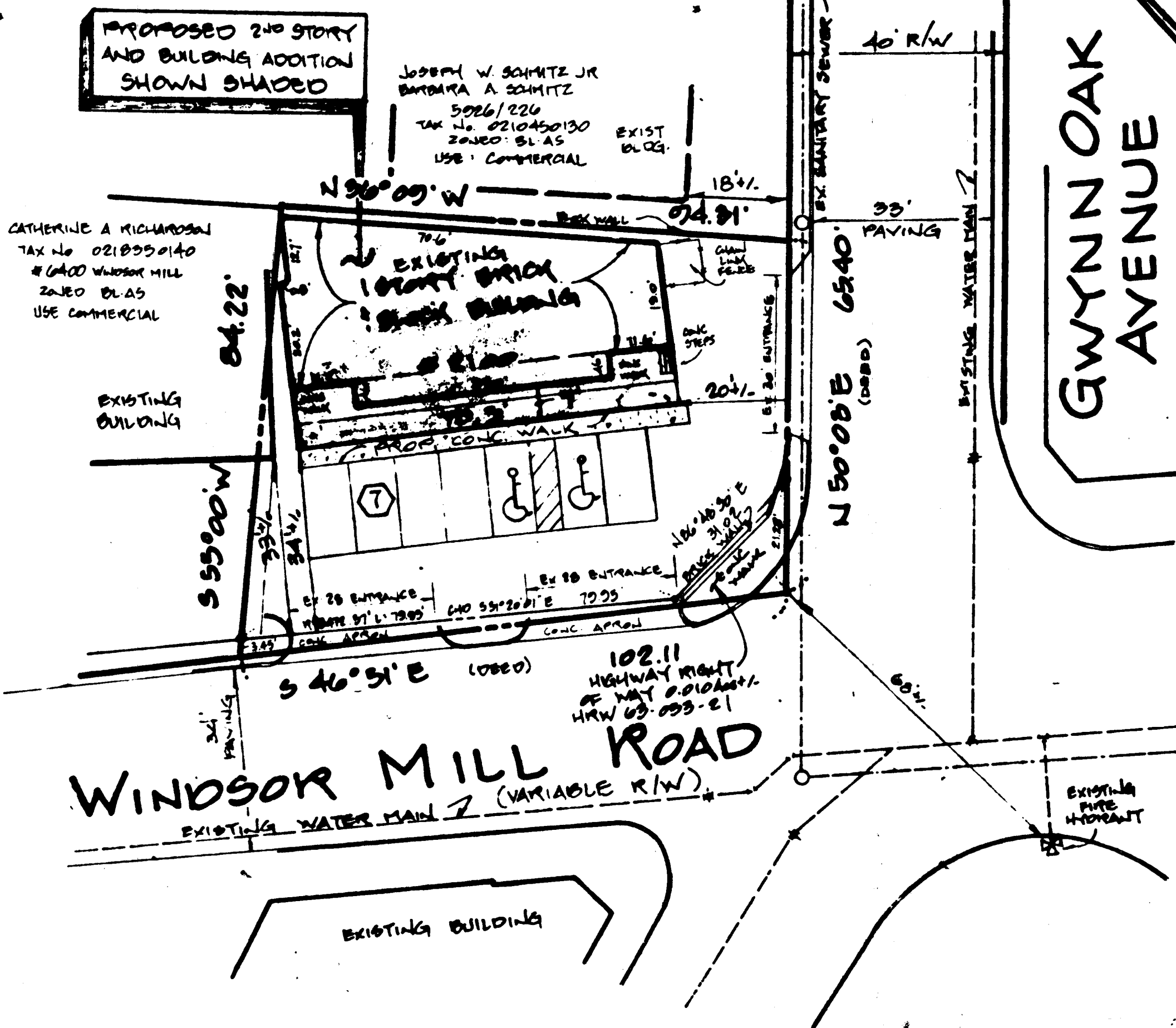
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

PLAT TO ACCOMPANY APPLICATION FOR BUILDING PERMIT 2100 GWYNN OAK AVE

ELECTION DIST. No. 02

BALTIMORE Co., MD

SCALE: 1"=20' DES. BY: DATE: 12/10/98 DRN. BY: SMT. 1 OF 2



GENERAL NOTES

- THERE ARE NO PREVIOUS ZONING HEARINGS OR C.R.G. PLANS FOR THE SUBJECT PROPERTY.
- REFER TO BUILDING PERMIT NUMBERS
 - D-356379 - INTERIOR ALTERATIONS TO DEMO INTERIOR AND EXISTING ROOF
 - D-356048 - INTERIOR ALTERATIONS TO CONSTRUCT DRIVALL PARTITIONS ETC. AND TO CONSTRUCT FRONT AND 2ND STORY ADDITIONS (CANCELS UNISSUED D995964)
- DEVELOPMENT REVIEW COMMITTEE A-7 LIMITED EXEMPTION GRANTED MAY 4, 1998 REFER TO D.R.C. # 0504 DC.

LEASE AGREEMENT

Between
BBI Inc. (Contract Purchasers) of the parking lot at Windsor Mill Road and Gwynn Oak Ave 6322 Windsor Mill Road Baltimore, Maryland 21207

And

North Investors - Owner of the property located at 2100 Gwynn Oak Ave Baltimore Md 21207

Made of the 10th of September 1998

Terms of Lease The lease agreement shall be for a period of 5 years beginning on the 10th day of September, 1998 and ending on the 10th day of September 2003.

1. Only 10 parking spaces will be allotted to this agreement.
Rate The yearly rental amount of the parking space (s) shall be \$5,000.00 due at the beginning of October of each year starting with the year 1998.

Warranties

2. Lessee will keep and clear the leased parking spaces.
Warranties There must not be any alterations made to the parking space (s) by the lessee without a written consent or approval of the landlord.
Lease For the parking of automobiles belonging to the lessee, lessee's clients and tenants.

Additional terms and conditions agreed to by both parties

This lease is effective when the landlord delivers a copy signed by both parties to the lessee and the \$5,000.00 check clears the Landlord's bank. The parties have signed this agreement to substantiate the day and year written above.

[Signatures]
Witness
Landlord/Lessor BBI Inc. by James R. Madigan, President
Lessee/Tenant North Investors

OWNER
NIAADI IWUOHA
6302 KRIEL STREET
BALTIMORE, MARYLAND
21207-4203

SCALE: AS SHOWN		DATE: 5/28/00	DES. BY: P.M.J.
SHT. 2 OF 2			

SPELLMAN, LARSON & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
 PHONE: 823-3535

PLAT TO ACCOMPANY
 APPLICATION FOR BUILDING PERMIT
 2100 GWYN OAK AVE

ELECTED DIST. NO. 2 BALTIMORE CO., MD

NO.	DATE	REVISIONS

OWNER
 NDAHI INVOHA
 6502 KRIEL STREET
 BALTIMORE, MARYLAND
 21207-4203

This lease agreement is in addition to the existing lease agreement signed 9-30-98.
 The parking spaces will be used for parking tagged automobiles belonging to the tenant, his employees and customers.
 The yearly rent will be \$3,000.00 due beginning on October 1, 1999 and on the 1st of October each year during the term of this lease.
 Twelve (12) parking spaces will be allotted in this agreement.
 Terms of lease: The lease shall be for a period of 5 years from October 1, 1999 and end on September 30, 2004.
 B.B.J. INC. Landlord and NDAHI Invocha tenant agree as follows:
 Between
 This lease agreement:

